

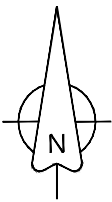
1251 BOYER
SHORT PLAT

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 IN
TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA, WASHINGTON.

SPL22 — XXXX

BASIS OF BEARINGS

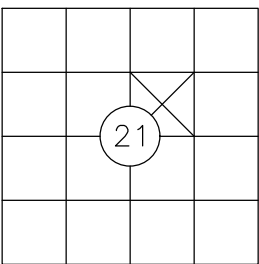
WASHINGTON SOUTH STATE PLANE GRID BEARING OF
N02°11'34"W BETWEEN 3" BRASS CAP FOUND AT
INTERSECTION OF NORTH ROOSEVELT STREET WITH BOYER
AVENUE AND 3" BRASS CAP FOUND AT INTERSECTION OF
NORTH ROOSEVELT STREET WITH UNIVERSITY STREET.
DISTANCES SHOWN ARE GROUND DISTANCES.
TO CONVERT FROM GROUND TO GRID MULTIPLY BY
0.999907690977.



LEGEND

- FOUND (FD.) SURVEY MONUMENT AS NOTED
- CALCULATED POSITION ONLY, NO SET OR FOUND
- FOUND 5/8" X 30" IRON REBAR WITH CAP
"PBS WA-19619 / OR-02820"
- SET 5/8" X 30" IRON REBAR WITH CAP
"PBS WA-19619 / OR-02820"
- PARCEL BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (CL)
- EASEMENT
- LOT LINE
- SECTION LINE
- ENNIS ANNEX PLATTED LINE
- FACE OF BUILDING
- EDGE OF SIDEWALK / CONCRETE
- FENCE LINE
- SANITARY LINE
- SANITARY MANHOLE (SSMH)
- WV WATER VALVE / WATER METER
- APN ASSESSOR'S PARCEL NUMBER

SECTION DIAGRAM
T7N, R36E, W.M.



REFERENCE DOCUMENTS

- (R1) ENNIS ANNEX TO THE CITY OF WALLA WALLA, VOLUME C OF PLATS, PAGE 31, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
- (R2) RECORD OF SURVEY BY AMMANN RECORDED AS AUDITOR'S FILE NO. 2015-10213 ON NOVEMBER 30, 2015 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (R3) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 2021-15104 ON DECEMBER 29, 2021 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (R4) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 2018-03657 ON MAY 10, 2018 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (R5) TRACT BOOK REPORT, BY LAND TITLE OF WALLA WALLA COUNTY, INC. FILE NO. 50910, ISSUE DATE: MAY 02, 2022.

SURVEYOR'S NARRATIVE

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF PATTY PHAVONG.
- THE MONUMENTS FOUND AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21 WITH THE CENTERLINE OF BOYER AVENUE AND THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH RIGHT OF WAY OF EAST ISAACS AVENUE WERE USED TO DETERMINE THE LOCATION OF SAID EAST LINE. THIS IN CONJUNCTION WITH THE MONUMENTS FOUND AT THE INTERSECTIONS OF BOYER AVENUE WITH NORTH ROOSEVELT STREET AND UNIVERSITY STREET WITH NORTH ROOSEVELT STREET WERE USED TO ESTABLISH BLOCK 7 OF THE ENNIS ANNEX TO THE CITY OF WALLA WALLA. THE NORTH AND SOUTH LINE OF SAID BLOCK 7 WAS FOUND TO BE SHORTER, THE WEST LINE WAS FOUND TO BE LONGER THAN RECORD. THE INTERIOR LOTS OF SAID BLOCK 7 WERE PLACED BY PROPORTIONING THE BLOCK TO MATCH THE MEASURED LOCATION OF THE MONUMENTS FOUND.
- MONUMENTS FOUND AT THE NORTHWEST AND SOUTHEAST CORNERS OF THE ADJACENT PROPERTY TO THE WEST WERE HELD AND UTILIZED TO ESTABLISH THE WEST LINES OF THE SUBJECT LOT AND WEST PROPERTY HOLDING THE BEARING OF THE EAST LINE OF ENNIS ANNEX TO THE CITY OF WALLA WALLA.
- THE MONUMENTS SHOWN HEREON WERE LAST VISITED IN MAY OF 2022.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN WAC 332-130.
- SEE SHEET 2 OF 2 FOR: APPROVALS, DEDICATION, LEGAL DESCRIPTIONS AND ACKNOWLEDGEMENT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 202____, AT
THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN VOLUME
_____ OF SHORT PLATS AT PAGE ____.

WALLA WALLA COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AND AT THE REQUEST OF
PATTY PHAVONG.

GREG FLOWERS

P.L.S. NO. 19619

PRELIMINARY



**PBS Engineering and
Environmental Inc.**
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: PHAVONG		PROJECT NO.: 67930	
SURVEYOR: GREG E. FLOWERS		DATE: 10/20/2022	
CALC BY: MFW	DRAWN BY: FGH	SCALE: 1" = 30'	
SECTION: 21	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	

1251 BOYER
SHORT PLAT

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 IN
TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA, WASHINGTON.

SPL22 – XXXX

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN
AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, _____ DATE
CITY ENGINEER

J PRESTON FREDERICKSON, _____ DATE
DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____ AGAINST THIS LAND HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, INPENG BOUALAPHA AND PHELY BOUALAPHA, OWNERS OF THE PARCEL SHOWN HEREON, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

INPENG BOUALAPHA _____ DATE

PHELY BOUALAPHA _____ DATE

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 4 IN BLOCK 7 OF ENNIS ANNEX TO THE CITY OF WALLA WALLA, ACCORDING TO THE OFFICIAL PLAT RECORDED IN VOLUME C OF PLATS AT PAGE 31, RECORDS OF WALLA WALLA COUNTY, WHICH POINT IS 98.00 FEET S88°22'34"W OF THE SOUTHEAST CORNER OF SAID LOT 4, AND CONTINUING ALONG SAID COURSE A DISTANCE OF 71.91 FEET AND RUNNING THENCE N02°05'30"W, PARALLEL TO THE EAST LINE OF SAID LOT 4, A DISTANCE OF 128.00 FEET; THENCE S88°22'34"W, PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 70.00 FEET; THENCE N02°05'30"W PARALLEL TO THE EAST LINE OF SAID LOT 4, A DISTANCE OF 80.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID LOT 4, THENCE N88°23'43"E, A DISTANCE OF 141.90 FEET TO A POINT BEING PARALLEL TO THE EAST LINE OF SAID LOT 4, THENCE S02°05'30"E, A DISTANCE OF 208.52 FEET TO THE POINT OF BEGINNING.
HAVING AN AREA OF 20,633 SQUARE FEET, 0.47 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 20_____, APPEARED

INPENG BOUALAPHA, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING
SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____,
202_____

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 20_____, APPEARED

PHELY BOUALAPHA, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING
SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____,
202_____


NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____



PRELIMINARY

 <div>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</div>	CLIENT: PHAVONG		PROJECT NO.: 67930
	SURVEYOR: GREG E. FLOWERS		DATE: 10/20/2022
	CALC BY: MFW	DRAWN BY: FGH	SCALE: 1" = 30'
	SECTION: 21	TOWNSHIP: 7 NORTH	RANGE: 36 EAST
	CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>

Lot Report
2022

Thu Oct 20 09:02:57

Lot File: E:\Survey\Projects\67930-000Phavong-1251 Boyer Avenue BLA & Short
Plat\dwg\Carlson_Data\67930_PHAVONG.lot

Scale Factor: 1.00009231754432

Lot Bearing Scaled Distance

1_SP

S 88°22'34" W	71.91
N 02°05'30" W	103.50
N 88°22'34" E	71.91
S 02°05'30" E	103.50

Closure Error Distance> 0.0000

Total Distance> 350.78

7441 S.F.

0.17 AC.

Lot Bearing Scaled Distance

2_SP

S 88°22'34" W	46.91
N 02°05'30" W	105.04
N 88°23'43" E	46.90
S 02°05'30" E	105.02

Closure Error Distance> 0.0043 Error Bearing> S 03°49'41" E

Closure Precision> 1 in 70438.9 Total Distance> 303.84

4925 S.F.

0.11 AC.

Lot Bearing Scaled Distance

3_SP

S 88°22'34" W	25.00
N 02°05'30" W	24.50
S 88°22'34" W	70.00
N 02°05'30" W	80.57
N 88°23'43" E	95.00
S 02°05'30" E	105.04

Closure Error Distance> 0.0018 Error Bearing> N 06°23'28" E

Closure Precision> 1 in 222917.4 Total Distance> 400.07

8264 S.F.

0.19 AC.